

I CONSENT TO THE FILING OF THIS SITE PLAN.

OWNER DATE
APPLICANT DATE
SITE PLAN OF No. 20 GRANT AVENUE
LOTS 15 BLOCK 507 ZONE B-2
10-14-19 SCALE 1"=10'
MRS. MARKOSIAN
20 DUMONT AVENUE
DUMONT, NEW JERSEY 07628
I HEREBY CERTIFY THAT I HAVE PREPARED
THIS SITE PLAN AND THAT ALL DIMENSIONS
AND OTHER INFORMATION SET FORTH ARE
CORRECT.
MICHAEL J. HUBSCHMAN, P.E.
PE 29497
TITLE AND LICENSE NUMBER

APPROVED BY THE PLANNING BOARD OF
THE BOROUGH OF DUMONT

By: CHAIRMAN DATE
SECRETARY DATE

I HAVE REVIEWED THIS SITE PLAN AND CER-
TIFY THAT IT MEETS ALL ORDINANCES AND
REGULATIONS UNDER MY JURISDICTION.

BOROUGH ENGINEER DATE
CONSTRUCTION OFFICIAL DATE

I HEREBY CERTIFY THAT ALL REQUIRED IM-
PROVEMENTS HAVE BEEN INSTALLED OR THAT
A PERFORMANCE GUARANTY HAS BEEN POSTED
IN ACCORDANCE WITH THE SITE PLAN OR-
DINANCE.

CONSTRUCTION OFFICIAL
BOROUGH ENGINEER

I HEREBY CERTIFY THAT ALL THE REQUIRED
IMPROVEMENTS OF THIS SITE PLAN HAVE BEEN
INSTALLED IN COMPLIANCE WITH ALL APPLIC-
ABLE ORDINANCES AND REGULATIONS.

BOROUGH ENGINEER DATE
CONSTRUCTION OFFICIAL DATE

OCCUPANCY PERMIT ISSUED DATE

IT IS HERBY CERTIFIED THAT TAX PAYMENTS
ARE CURRENT

TAX COLLECTOR DATE

THIS IS TO CERTIFY THE COMPLETENESS OF THE
ABOVE REFERENCED DEVELOPMENT APPLICATION

BOROUGH ENGINEER DATE

BUILDING HEIGHT CALC'S

ROOF HIGHEST POINT = 132.41 FT.
AVG. GRADE = 108.47 FT.
BUILDING HEIGHT = 23.94 FT.

BUILDING COV. CALC'S

FOOTPRINT = 1,784 S.F.
ADDITION = 91 S.F.
TOTAL = 1,875 S.F./3,075.32 S.F. = 60.97%

IMPERVIOUS COV. CALC'S

FOOTPRINT = 1,875 S.F.
PARKING LOT = 936 S.F.
CONC. WALK = 85 S.F.
TOTAL = 2,896 S.F./3,075.32 S.F. = 94.17%
100% - 94.17% = 5.83% GREEN AREA

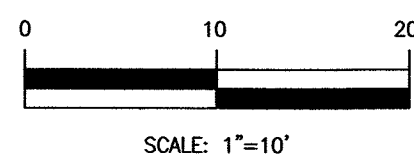
FLOOR AREA

1st FLOOR = 1,784 S.F.
2nd FLOOR = 1,875 S.F.
TOTAL = 3,659 S.F.

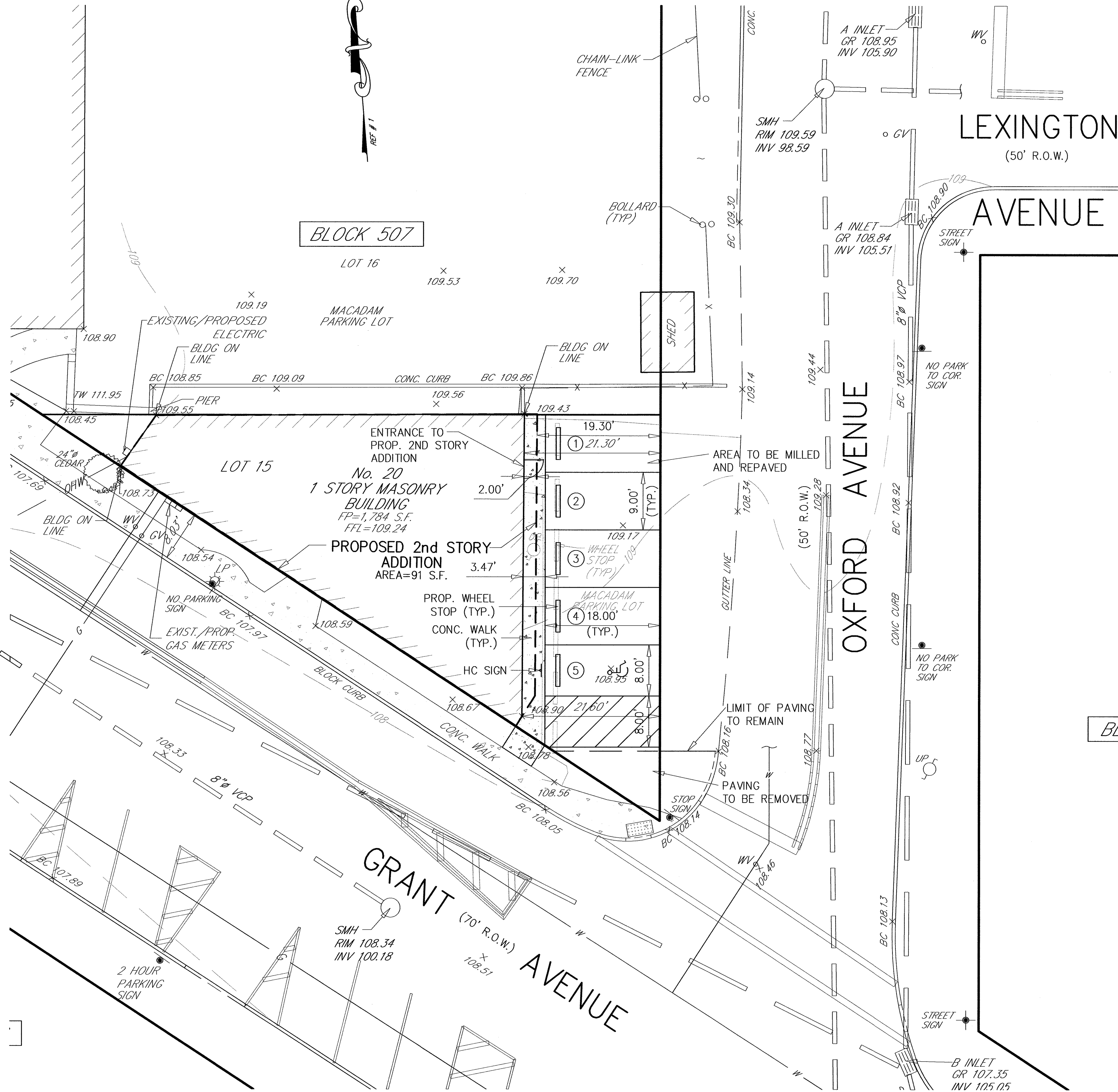
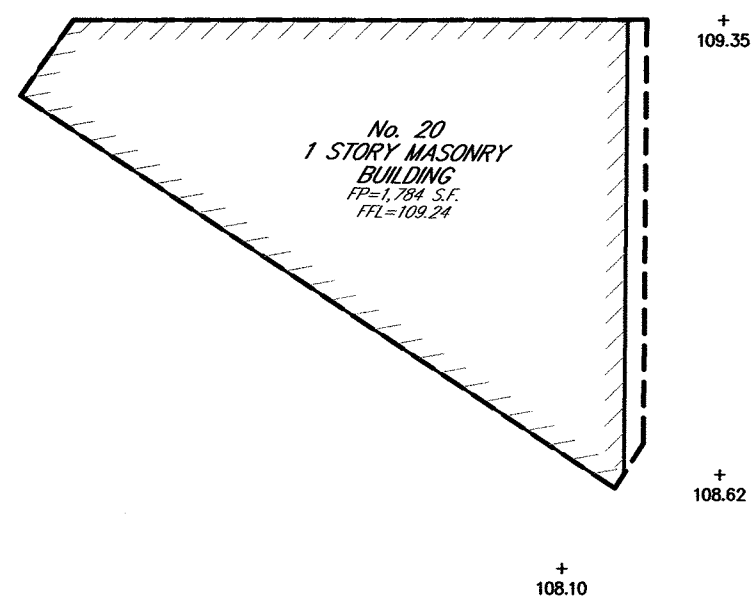
ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC No. 37206

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. No. 29497 N.J.P.P. No. 3200

NO.	REVISIONS	DATE	BY	CHKD
SITE PLAN				
LOT 15 BLOCK 507 CONVERSION TO MIXED USE; PROPOSED 2ND FLOOR APTS. No. 20 GRANT AVENUE				
BOROUGH OF DUMONT BERGEN COUNTY NEW JERSEY				
APPLICANT: MRS. MARKOSIAN 20 DUMONT AVE. DUMONT, NEW JERSEY 07628				
DRAWN BY: B.W. CHKD BY: MJH SCALE: 1"=20' DRAWING NO. 3810-1 REV. 1 OF 3				



E INLET
GR 106.62
INV 104.88
SMH
RIM 108.40
INV 97.63



BLOCK 601
LOT 1

ZONING NOTES
ZONE B2 DISTRICT - EXISTING COMMERCIAL USE.
PROPOSED 2ND FLOOR 3-1 BEDROOM APARTMENTS (3)

	REQUIREMENT	PROVIDED
MIN. LOT AREA	N/R	3,075.3 S.F.
MIN. LOT WIDTH	N/R	63.52 FT.
MIN. LOT DEPTH	N/R	0 FT.
MIN. LOT FRONTAGE	N/R	N/A
MIN. FRONT YARD	N/R	N/A
MIN. SIDE YARD	10 FT.	0 FT. (1) *
MIN. REAR YARD	N/R	N/A
MAX. LOT COVERAGE (BLDG.)	70 %	60.97 %
MIN. GREEN AREA	N/R	5.83 %
MAX. BLDG. HEIGHT	28 FT.	23.94 FT.
MIN. SIDEWALK AREA	10 FT.	23.94 FT. (1)
MIN. PARKING STALLS	11	5 *

- * VARIANCE REQUIRED.
(1) EXISTING NON-CONFORMING CONDITION; 10' MIN. SIDE YARD REQUIRED AS PER NOTE 3 IN BULK TABLE WHEN ADJOINING A RESIDENTIAL LOT, RESIDENTIAL ZONE OR RESIDENTIAL STRUCTURE.
(2) EXISTING NON-CONFORMING CONDITION.
(3) RESIDENTIAL PERMITTED ON 2ND FLOOR 455-9A(7)

BUFFER	REQUIREMENT	PROVIDED
455-9E MIN. FENCE OR FENCE WALL OR 4 FT. PLANTING STRIP	5 FT. FENCE OR FENCE WALL	0 FT. *

* VARIANCE REQUIRED.

PARKING CALC'S

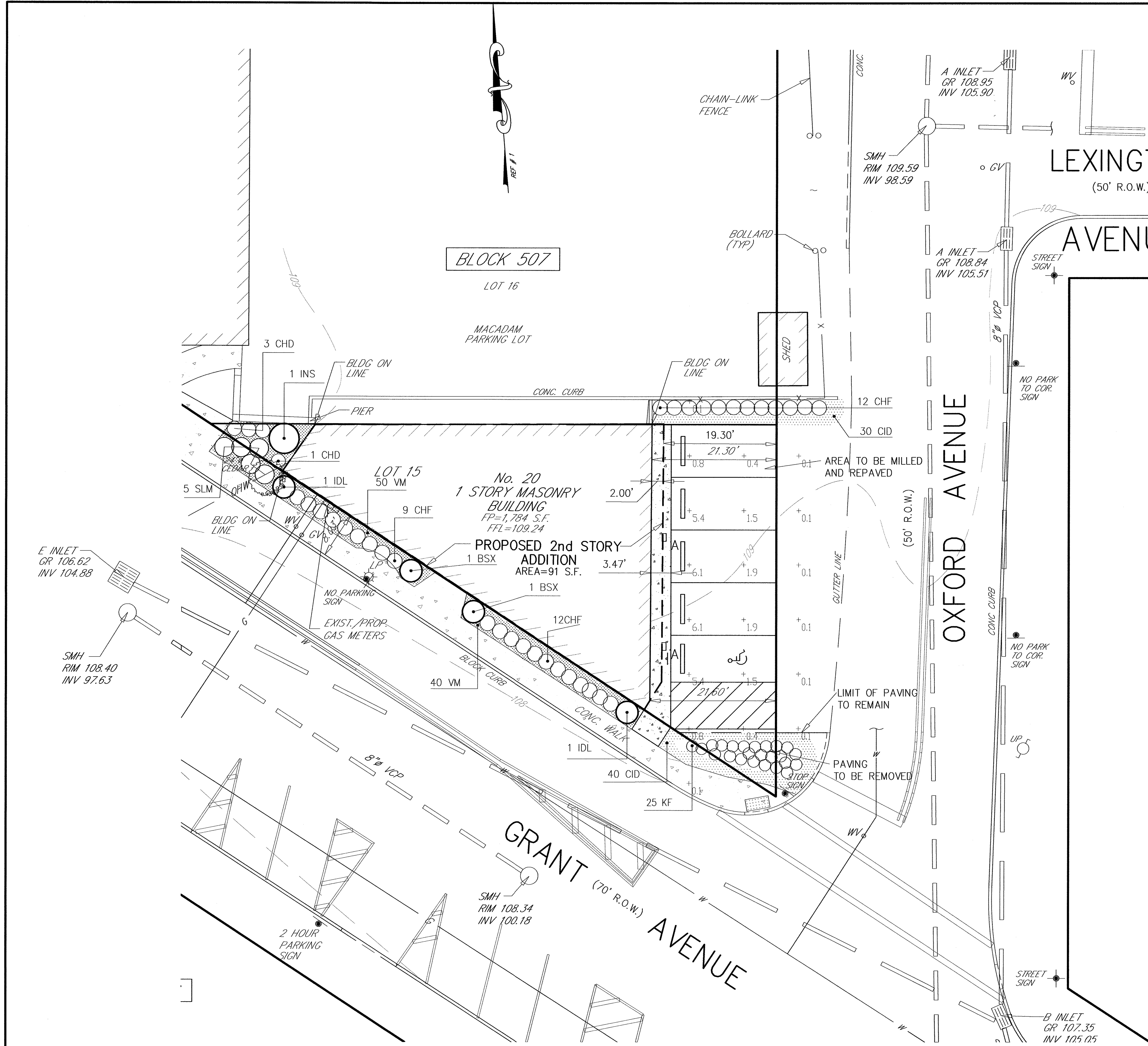
OFFICE OR COMMERCIAL; 1.5 S.F. OF FLOOR AREA (USE 1 SP/300 SF)
1,784 S.F./300 S.F./SP = 5.9 SP. REQ'D
RSIS: 1.80 SP/ 1-BEDROOM APARTMENT; (3) X 1.8 = 5.4 SP. REQ'D
TOTAL = 11.3 SP. REQ'D = 11 SP.

REFERENCES

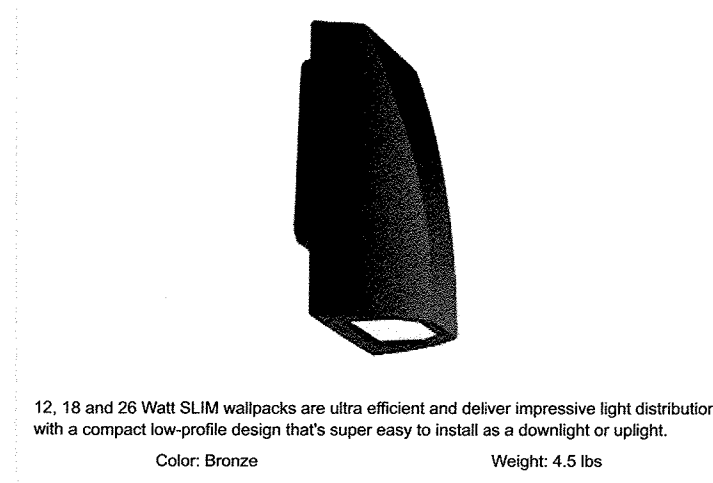
- 1) SURVEY OF PREMISES BY F. OLERI, PE, LS. DATED 9-8-83.
- 2) TOWNSHIP OF DUMONT TAX MAPS.
- 3) FLOOD HAZARD LINE OF HIRSCHFELD TRIBUTARY
FEMA FIS MAP 34003C02003H, REVISED AUGUST 28, 2019

GENERAL NOTES

- 1) ELEVATIONS BASED ON NGVD 1929.
- 2) FLOOD HAZARD ELEVATION = 108.00 AS PER REF. No. 3.
- 3) LOT AREA = 3,075.3 SF = 0.070 Ac

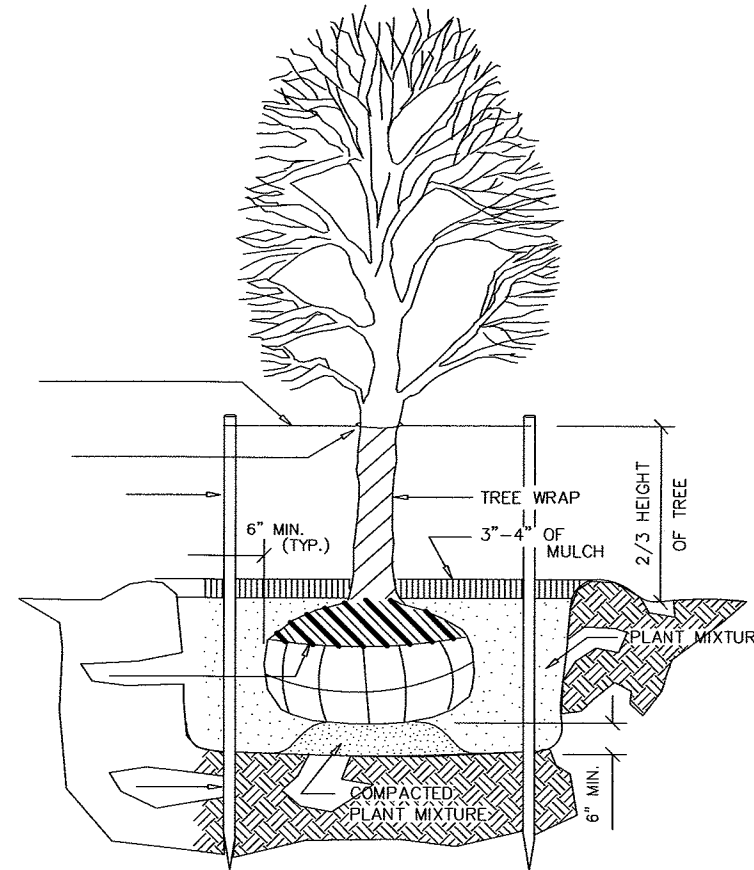


SLIM12Y/PC



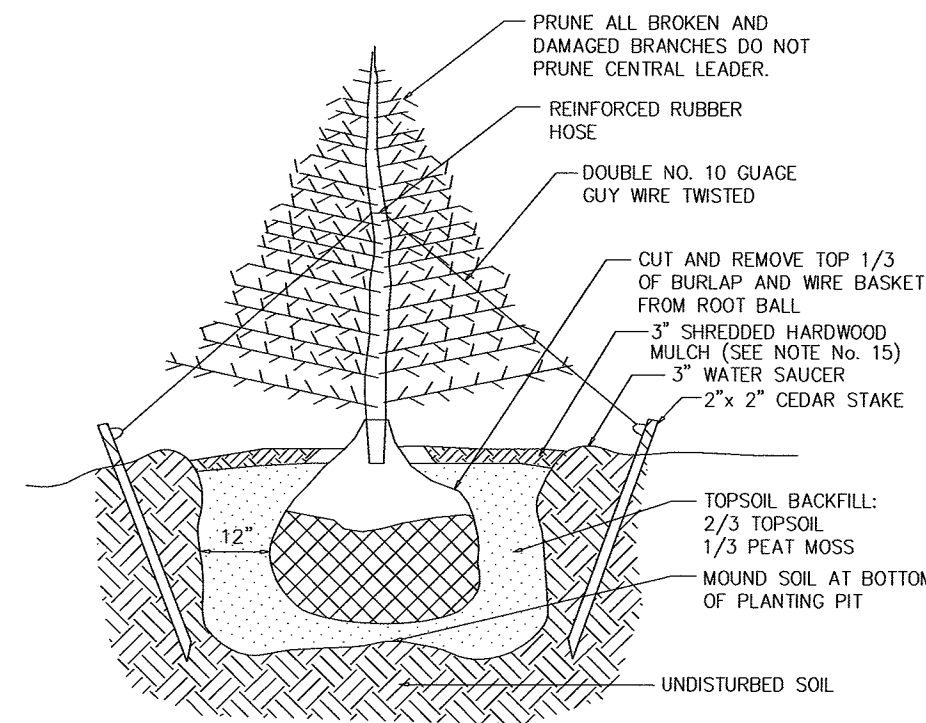
LIGHT FIXTURE DETAIL
TYPE 'A'
(MOUNTING HEIGHT - 9')

Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	LLF	Description	Mounting Height
B	2	A	SLIM12Y/PC	SINGLE	1,922	1.000	WALL MOUNT	9.0'



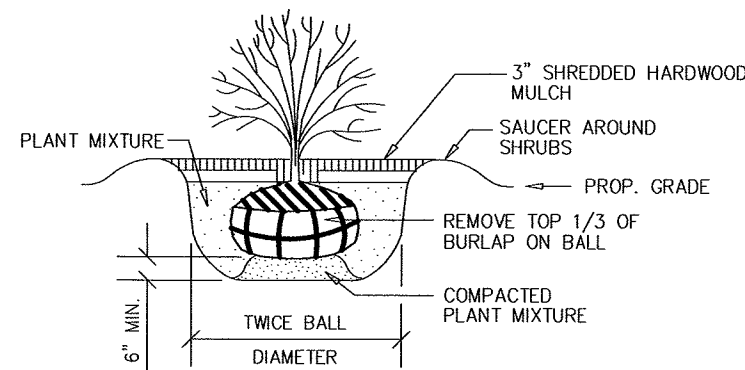
PLANTING DETAIL

TYPICAL TREE GUYING AND STAKING
N.T.S.



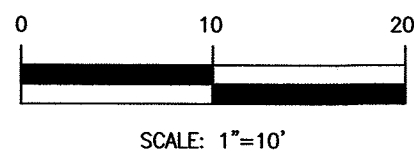
EVERGREEN TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



SCALE: 1"=10'

MICHAEL J. HUBSCHMAN P.E., P.P.
PROFESSIONAL ENGINEER AND PLANNER
N.J.P.E. NO. 29497 N.J.P.P. NO. 3200

10-14-19
DATE

SOIL EROSION EXEMPTION NOTE:
THIS PROJECT IS EXEMPT FROM SOIL COMPACTION TESTING AND REMEDIATION AS IT IS IN AN URBAN REDEVELOPMENT AREA.

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.

* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

LANDSCAPE SPECIFICATIONS AND PLANTING NOTES

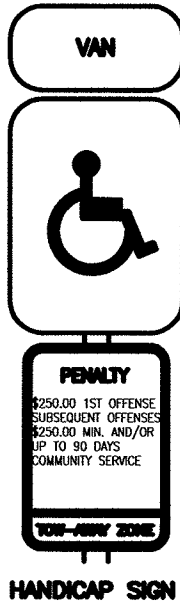
1. THE LANDSCAPE CONTRACTOR WILL VERIFY WITH THE ARCHITECT THAT HE IS WORKING FROM THE MOST CURRENT PLAN AND OR LATEST REVISIONS THEREOF, PRIOR TO ORDERING PLANTS AND BEGINNING WORK.
2. PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
3. USE EXTREME CAUTION TO PROTECT UTILITIES.
4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES EXISTING OR PROPOSED IN THE AREA TO BE PLANTED, AND WHERE NECESSARY RELOCATE PLANTS AT THE DIRECTION OF THE ARCHITECT.
5. QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
6. THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
7. LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE ARCHITECT BEFORE PROCEEDING WITH HE WORK.
8. ALL BEDS AND TREE SAUCERS SHALL RECEIVE 2 INCHES MINIMUM OF SHREDDED HARDWOOD MULCH, DARK IN COLOR.
9. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF LANDSCAPE ARCHITECTS FINAL WRITTEN APPROVAL.
10. EARTH BACKFILL SHALL BE FREE FROM RUBBISH, DEBRIS, SOD, ROOTS, OR ARTIFICIAL MATERIAL.
11. BACKFILL FOR PLANTING SHALL BE THREE PARTS TOPSOIL, ONE PART SAND AND ONE PART PEAT MOSS.
12. CONTRACTOR IS RESPONSIBLE FOR WATERING UNTIL INSTALLATION IS COMPLETE.
13. CONTRACTOR TO REPAIR ALL LAWN AREAS DAMAGED FROM CONSTRUCTION AND PLANTING OPERATIONS.
14. TOPSOIL AND SEED OR SOD ALL AREAS WITHIN RIGHT-OF-WAY.

Master Plant List

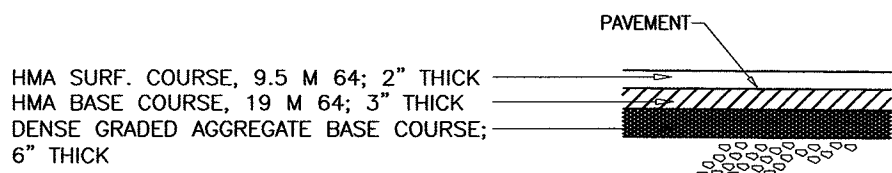
Key	Botanical Name	Common Name	Qty.	Size	Comments
Trees					
IDL	Ilex x aquipernyi 'Dragon Lady'	Dragon Lady Holly	2	5'-6' ht.	
INS	Ilex v. 'Nellie Stevens'	Nellie Stevens Holly	1	7'-8' ht.	
Shrubs					
BSX	Buxus sempervirens	Common Boxwood	2	48" ht.	Globes
CHF	Cephalotaxus harringtonia 'Fastigiata'	Upright Japanese Plum Yew	37	24"-30" ht.	30" o.c.
SLM	Spirea japonica 'Limemound'	Limemound Spirea	40	3g	42" o.c.
Perennials/Groundcovers					
VM	Vinca minor	Myrtle	90	1g	12" o.c.
Grasses					
KF	Calamagrostis arundinacea v. Karl Foers	Karl Foerster Reed Grass	25	2g	24" o.c., staggered
CID	Carex morrowii 'Ice Dance'	Ice Dance Sedge	70	1g	18" o.c., staggered

SIGN NOTES:

- 1) HANDICAP SIGN TO BE MOUNTED 5' HIGH FROM THE GROUND TO THE BOTTOM OF THE SIGN.
- 2) ALL TRAFFIC CONTROL SIGNS MUST CONFORM IN FACE DESIGN (TYPE V) REFLECTIVE SHEETING AND CONSTRUCTION TO SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, U.S. D.O.T., FEDERAL HIGHWAY ADMIN. 2000, AS REVISED. SPECIFICALLY, REGULATORY AND WARNING SIGNS SHALL BE FABRICATED OF FLAT ALUMINUM SHEETS AND SHALL BE COVERED WITH TYPE X (DIAMOND GRADE CUBED) WIDE-ANGLE HIGH PERFORMANCE PRISMATIC RETRO-REFLECTIVE SHEETING SERIES 4090 PER 3M OR EQUIVALENT VISUAL PERFORMANCE.



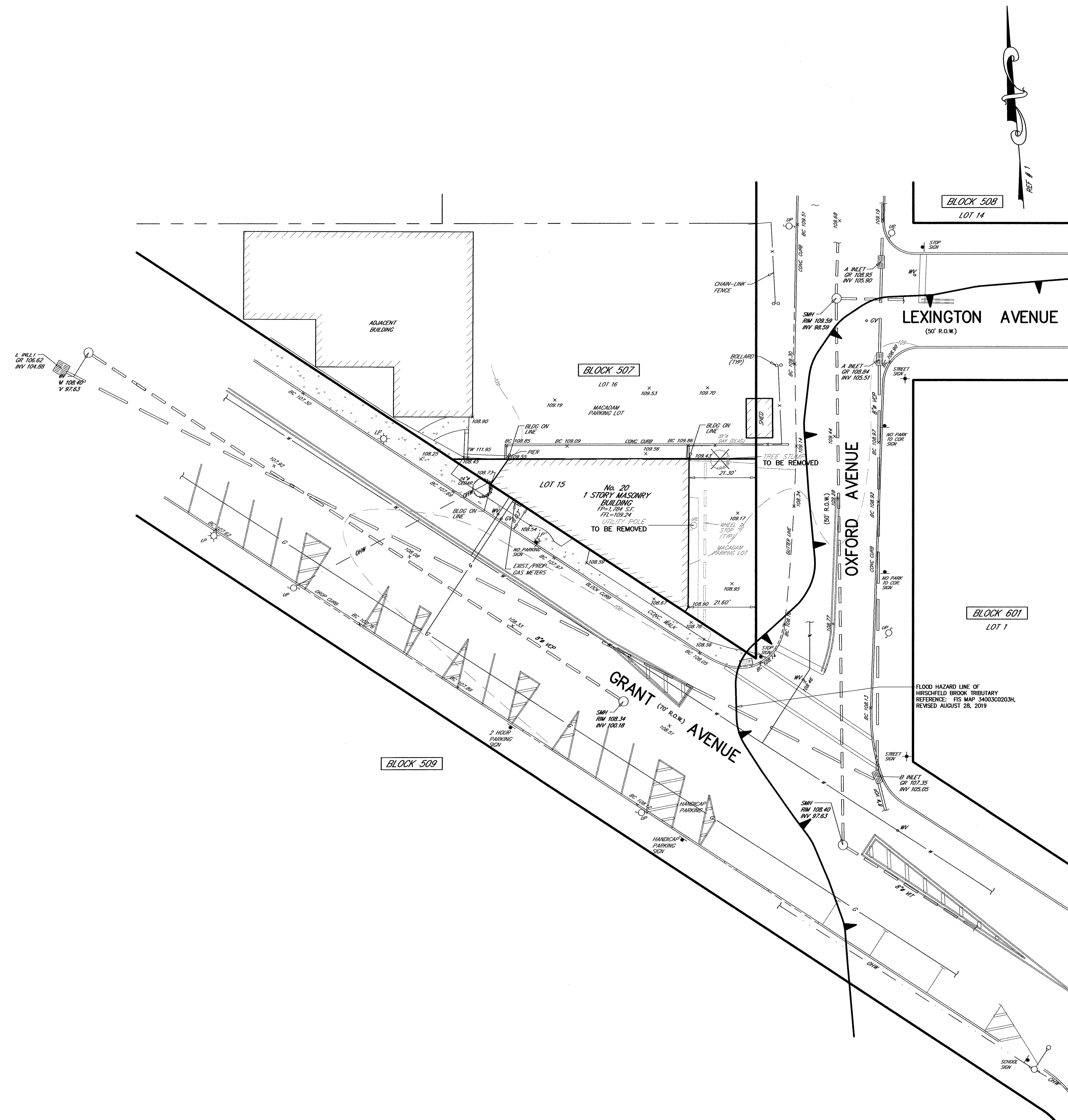
HANDICAP SIGN



PARKING LOT PAVING DETAIL

N.T.S.

NO.	REVISIONS	DATE	BY	CHKD
LIGHTING & LANDSCAPING PLAN				
LOT 15 BLOCK 507 CONVERSION TO MIXED USE; PROPOSED 2ND FLOOR APTS. No. 20 GRANT AVENUE				
BOROUGH OF DUMONT BERGEN COUNTY NEW JERSEY				
APPLICANT: MRS. MARKOSIAN 20 DUMONT AVE. DUMONT, NEW JERSEY 07628				
DRAWN BY: B.W. CHKD BY: MJH SCALE: 1"=20' DRAWING NO. 3810-2 REV. #				
HUBSCHMAN ENGINEERING, P.A. ENGINEERS - PLANNERS - SURVEYORS 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621 201-384-5666				

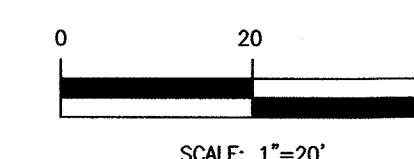


REFERENCES

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- 2) TOWNSHIP OF DUMONT TAX MAPS.
- 3) FLOOD HAZARD LINE OF HIRSCHFELD TRIBUTARY
FEMA FIS MAP 34003C02003H, REVISED AUGUST 28, 2019

GENERAL NOTES

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- 2) FLOOD HAZARD ELEVATION = 108.00 (±) AS PER REF. No. 3.



NO.	REVISIONS	DATE	BY	CHKD
<p align="center">EXISTING CONDITIONS PLAN</p>				
<p>LOT 15 BLOCK 507 CONVERSION TO MIXED USE; PROPOSED 2ND FLOOR APTS. No. 20 GRANT AVENUE</p>				
<p>BOROUGH OF DUMONT BERGEN COUNTY NEW JERSEY</p>				
<p>APPLICANT: MRS. MARKOSIAN 20 DUMONT AVE. DUMONT, NEW JERSEY 07628</p>				
<p>ROBERT J. MUELLER PROFESSIONAL LAND SURVEYOR N.J. LIC No. 37206</p>		<p>MICHAEL J. HUBSCHMAN P.E., P.P. PROFESSIONAL ENGINEER AND PLANNER N.J.P.E. NO. 29497 N.J.P.P. NO. 3200</p>		<p>DRAWN BY: B.W. CHKD BY: MJH SCALE: 1"=20' DRAWING NO. 3810-3 REV. #</p>
<p>ENGINEERS - PLANNERS - SURVEYORS 263A S. WASHINGTON AVE., BERGENFIELD, NJ 07621 201-384-5666</p>				

ROBERT J. MUELLER
PROFESSIONAL LAND SURVEYOR
N.J. LIC No. 37206
10-14-19
DATE

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